

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

AUGUST 9, 2001

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the July 12, 2001 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. TM-0021-01 - ROSEWOOD MANOR - WHISPERING TETON - Request for a Tentative Map for 67 lots on 16.71 acres on the southwest corner of Grand Teton Road and Bradley Road, R-E (Residence Estates) Zone, PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-2. A-0050-01(A) - NEVADA HOMES GROUP - Petition to Annex property generally located on the south side of Ahey Road approximately 280 feet west of Buffalo Drive (APN: 138-09-601-013), containing approximately 2.5 acres of land, Ward 4 (Brown).
- A-3. A-0051-01(A) - PAUL ATKINSON HARBER & NOLA ANN HARBER - Petition to Annex for property generally located on the southeast corner of Bronco Street and Tropical Parkway (APN: 125-26-704-001, containing approximately 1.91 acres of land, Ward 6 (Mack).
- A-4. A-0052-01(A) - WILLIAM MATHEW HARBER - Petition to Annex property generally located on the northeast corner of Bronco Street and Corbett Lane (APN: 125-26-704-003), containing approximately 1.84 acres of land, Ward 6 (Mack).

B. PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - TA-0017-01 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to add development standards for the residential land use classifications permitted in the Town Center, add new residential street cross sections and modify Map 4A "Town Center Street Classifications", and allow Pubs, Bars, & Lounges (Taverns, etc.) as a Special Use Permit in the SC-TC district. Ward 6 (Mack).

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- B-2. ABEYANCE - U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS** - Request for a Special Use Permit FOR A PROPOSED 70 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
- B-3. ABEYANCE - U-0086-01 - LAMB BOULEVARD SELF-STORAGE, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A PROPOSED 57 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 851 North Lamb Boulevard (APN: 140-29-301-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-4. ABEYANCE - SD-0025-01 - PLASTER DEVELOPMENT COMPANY, INC. ON BEHALF OF SIGNATURE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 85 LOT RESIDENTIAL SUBDIVISION on 13.02 Acres located east of Michael Way and south of Madre Mesa Drive (APN's: 138-13-701-018, 028 and 041), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).
- B-5. ABEYANCE - V-0051-01 - OVSEP AND VARDAN PILAFDZHYAN** - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED at 1410 South Commerce Street (APN: 162-04-607-015), M (Industrial) Zone, Ward 3 (Reese).
- B-6. ABEYANCE - RENOTIFICATION - SD-0044-01 - OVSEP AND VARDAN PILAFDZHYAN** - Request for a Site Development Plan Review and for a Waiver of the Required Downtown Centennial Plan Landscape and Streetscape Requirements FOR A PROPOSED 1,440 SQUARE FOOT AUTO BODY REPAIR SHOP on 0.23 acres at 1410 South Commerce Street (APN: 162-04-607-015), M (Industrial) Zone, Ward 3 (Reese).

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- B-7. ABEYANCE - V-0054-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION - Request for a Variance TO ALLOW 3.49 ACRES OF OPEN SPACE WHERE 4.67 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 5 (Weekly).
- B-8. ABEYANCE - Z-0049-01(1) - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 283-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 34.45 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 5 (Weekly).
- B-9. ABEYANCE - RENOTIFICATION - VAC-0018-01 - CITY OF LAS VEGAS - Petition to vacate public Rights-of-Way generally located between Moccasin Road and Log Cabin Way, west of Durango Drive, Ward 6 (Mack).
- B-10. ABEYANCE - RENOTIFICATION - GPA-0029-01 - CITY PARKWAY IV, INC. - Request to Amend the General Plan of the City of Las Vegas to modify the texts of the City of Las Vegas 2020 Master Plan and City of Las Vegas Downtown Centennial Plan to allow Non-Restricted Gaming and Casino/Hotel in District 4 / Parkway Center of the Downtown Centennial Plan as a matter of policy, Ward 5 (Weekly).
- B-11. Z-0100-97(4) - CITY PARKWAY IV, INC. - Request for a Major Modification to amend the Parkway Center Development Plan to add NON-RESTRICTED GAMING and CASINO/HOTEL as Allowable Uses on property located along the east side of Interstate 15 (I-15) between Charleston Boulevard and Interstate 515 (I-515/US-95) also know as 100 Grand Central Parkway, Ward 5 (Weekly).

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- B-12. Z-0100-97(5) - UNION PACIFIC RAILROAD COMPANY ON BEHALF OF CHELSEA PROPERTY GROUP, INC.** - Request for a Major Modification to amend or delete certain provisions of the Master Development Plan for Lot 1 of Parkway Center, generally located on the southwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-710-001), PD (Planned Development) Zone, Ward 5 (Weekly).
- B-13. Z-0100-97(6) - UNION PACIFIC RAILROAD COMPANY ON BEHALF OF CHELSEA PROPERTY GROUP, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 478,028 SQUARE FOOT RETAIL MALL on 39.20 acres on the southwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-710-001), PD (Planned Development) Ward 5 (Weekly).
- B-14. V-0014-00(1) - BUFFALO CANYON, LIMITED LIABILITY COMPANY** - Required One Year Review on an Approved Variance WHICH ALLOWED 40 PARKING SPACES WHERE 49 ARE THE MINIMUM REQUIRED FOR AN EXISTING RETAIL CENTER AND CONVENIENCE STORE on the southwest corner of Buffalo Drive and Vegas Drive (APN: 138-28-501-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
- B-15. V-0031-00(1) - WILSHIRE PLAZA DEVELOPMENT COMPANY** - Required One Year Review on an Approved Variance WHICH ALLOWED THIRTY-SEVEN (37) PARKING SPACES WHERE SIXTY-FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN: 163-01-501-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-16. U-0077-00(1) - WILSHIRE PLAZA DEVELOPMENT COMPANY** - Required One Year Review on an Approved Special Use Permit WHICH ALLOWED A BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN: 163-01-501-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-17. V-0056-01 - WILLIAM HODSHON** - Request for a Variance TO ALLOW A FIFTY-FOOT WIDE LOT WHERE SIXTY-FEET IS THE MINIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED REZONING at 500 South Seventh Street (APN: 139-34-710-027), R-1 (Single Family Residential) Zone, Proposed: P-R (Professional Office and Parking), Ward 3 (Reese).

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- B-18. V-0057-01 - VEGAS STAR, INC.** - Request for a Variance TO ALLOW 45 PARKING SPACES WHERE 46 SPACES IS THE MINIMUM REQUIRED on the southeast corner of Sandhill Road and Spino Avenue (APN: 140-30-505-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), Ward 3 (Reese).
- B-19. V-0059-01 - ROBERT L. AND GLORIA J. SMITH** - Request for a Variance TO ALLOW AN EXISTING CARPORT ZERO FEET FROM THE CORNER-SIDE PROPERTY LINE WHERE FIFTEEN FEET IS THE MINIMUM SETBACK REQUIRED at 1131 Comstock Drive (APN: 139-28-210-070), R-E (Residence Estates), Ward 5 (Weekly).
- B-20. V-0060-01 - MEGALONI, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF S.B.A. DEVELOPMENT, INC.** - Request for a Variance TO ALLOW 44,866 SQUARE FEET OF OPEN SPACE WHERE THE TOWN CENTER DEVELOPMENT STANDARDS REQUIRE 130,680 SQUARE FEET on the east side of Fort Apache Road, between Deer Springs Way and Dorrell Lane (APN'S: 125-20-201-001, 009 and 010), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center), Ward 6 (Mack).
- B-21. Z-0048-01(1) - MEGALONI, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF S.B.A. DEVELOPMENT, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 83 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 15 ACRES on the east side of Fort Apache Road, between Deer Springs Way and Dorrell Lane (APN's: 125-20-201-001, 009 and 010), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center), Ward 6 (Mack).
- B-22. U-0105-01 - FREMONT WEST, LIMITED LIABILITY COMPANY ON BEHALF OF ANTONIO AND EVELIA GUILLEN** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT (TONY'S MEXICAN FOOD RESTAURANT) located at 2041 North Jones Boulevard, Suite 100 (APN: 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-23. U-0106-01 - TOLL BROTHERS** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A SUBDIVISION on the southeast corner of Farm Road and Tenaya Way (APN: 125-15-701-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

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- B-24. U-0107-01 - YEHUDA GAT AND YEHUDA LEVY** - Request for a Special Use Permit for an EXISTING CAR WASH at 110 North Jones Boulevard (APN: 138-25-404-003), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-25. U-0108-01 - McDONALD'S CORPORATION ON BEHALF OF ENTERPRISE LEASING COMPANY WEST** - Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY at 4840 West Charleston Boulevard (APN: 138-36-804-006), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-26. U-0109-01 - CHARLESTON HEIGHTS SHOPPING CENTER ON BEHALF OF ENTERPRISE LEASING COMPANY WEST** - Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY at 5013 Alta Drive (APN: 138-36-701-014), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-27. U-0110-01 - GGP IVANHOE II, INC. ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A 60 FOOT TALL WIRELESS COMMUNICATIONS MONOPOLE at 4300 Meadows Lane (APN: 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-28. U-0111-01 - VILLAGE SQUARE, LIMITED LIABILITY COMPANY ON BEHALF OF THE PYRAMIDS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT (THE PYRAMID'S CAFE); and a request for a Waiver of the minimum 400 foot separation from an existing religious facility at 9350 West Sahara Avenue, Suite 150 (APN: 163-06-816-028), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
- B-29. U-0112-01 - JAMES A. & CHARMAINE BLACK FAMILY TRUST, ET AL** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A SUBDIVISION on the south side of El Parque Avenue, approximately 330 feet west of Cimarron Road (APN's: 163-04-307-001 and 002), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

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- B-30. U-0113-01 - CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS** - Request for a Special Use Permit FOR A CHURCH on the southeast corner of Cimarron Road and El Campo Grande Avenue (APN's: 125-28-801-001 through 004), R-E (Residence Estates) Zone, Ward 6 (Mack).
- B-31. SD-0050-01 - CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS** - Request for a Site Development Plan Review FOR A PROPOSED 16,182 SQUARE FOOT CHURCH located on 2.9 Acres on the southeast corner of Cimarron Road and El Campo Grande Avenue (APN's: 125-28-801-001 through 004), R-E (Residence Estates) Zone, Ward 6 (Mack).
- B-32. VAC-0021-01 - HABITAT FOR HUMANITY** - Petition to Vacate portions of Hart Avenue and Lawry Avenue, generally located east of Martin L. King Boulevard, north of Lake Mead Boulevard, Ward 5 (Weekly).
- C. NON PUBLIC HEARING ITEMS:**
- C-1. ABEYANCE - Z-0017-90(35) - PECCOLE NEVADA CORPORATION, ET AL** - Request for a Review of Condition #2 on an approved Site Development Plan Review [Z-0017-90(20)] TO ALLOW A 10 FOOT FRONT YARD SETBACK FOR APN: 138-31-215-001 AND A 15 FOOT FRONT YARD SETBACK WHERE A 20 FOOT FRONT YARD SETBACK WAS ORIGINALLY APPROVED FOR THE REMAINING PARCELS WITHIN THE QUEENSRIDGE NORTH DEVELOPMENT, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), (APN: 138-31-215-001 through 014 and 138-31-612-001 through 027), Ward 2 (L. B. McDonald).
- C-2. ABEYANCE - SD-0045-01 - JAMES AND BEVERLY ROGERS, ET AL ON BEHALF OF SUNBELT COMMUNICATIONS** - Request for a Site Development Plan Review and a Reduction in the Required Perimeter Landscaping Requirements FOR A PROPOSED 22,500 SQUARE FOOT AUTO STORAGE BUILDING on 3.31 acres at 1608 East Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

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- C-3. Z-0068-85(57) - NORTHWEST PROFESSIONAL DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 18,838 SQUARE FOOT, TWO STORY OFFICE BUILDING on 2.80 Acres located on the east side of Crimson Canyon Drive, approximately 340 feet south of Peak Drive (APN: 138-15-310-018), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
- C-4. Z-0020-97(34) - CLARK COUNTY HEALTH DISTRICT** - Request for a Site Development Plan Review and a Waiver of the Medical District Landscape Standards FOR A PROPOSED 14,797 SQUARE FOOT WAREHOUSE on 1.46 acres at 700-720 Desert Lane (APN: 139-33-402-002 and 012), PD (Planned Development) Zone, Ward 5 (Weekly).
- C-5. Z-0032-85(14) - SANTA FE STATION, INC.** - Request for a Review of Condition #3 of a Site Development Plan Review [Z-0032-85(10)] regarding the limitation of signage on northeast face of a parking garage at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
- C-6. MSP-0008-01 - SANTE FE STATION, INC.** - Request for a Master Sign Plan FOR AN EXISTING 152,256 SQUARE FOOT PARKING GARAGE IN CONJUNCTION WITH AN EXISTING HOTEL/CASINO (SANTE FE STATION) at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
- D. DIRECTOR'S BUSINESS:**
- D-1. TA-0013-01 - CITY PARKWAY IV, INC.** - Request to amend the City of Las Vegas Zoning Code Title 19A.06.060B Downtown Overlay District to incorporate the Las Vegas Downtown Centennial Plan, as amended, to include NON-RESTRICTED GAMING and CASINO/HOTEL within District 4 / Parkway Center of the Plan, Ward 5 (Weekly).
- D-2. TA-0023-01 - CITY OF LAS VEGAS** - Request to amend the City of Las Vegas Zoning Code Title 19A.04.040(C) to reduce to 35 percent the amount of adult inventory necessary to classify a bookstore as an adult bookstore and an adult emporium as a sexually oriented business, all Wards.

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E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.